



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: August 17, 2016

TO: Chairman and Oversight Board Members

FROM: City of Inglewood as Successor Agency of the former Inglewood Redevelopment Agency

SUBJECT: Agreement with E Engineers to Provide Electrical Engineering Services Required for Upgrades at Parking Structure No. 2 Located at 115 N. Locust Street.

RECOMMENDATION:

It is recommended that the Chairman and Board Members of the Oversight Board to the City of Inglewood Successor Agency (Oversight Board) approve and authorize execution of an Agreement with E Engineers (Eric Percic) to provide electrical engineering services to Parking Structure No. 2 required to meet the Title 24 building code regulations supporting the lighting improvements and the distribution of power needs for the previously approved public safety upgrades. (Bond funds 190.100.P343.44830)

BACKGROUND:

On September 29, 2015, the Chairman and Board Members of the Successor Agency (Successor Agency) adopted a resolution approving certain contracts providing for the expenditure of funds for the Public Safety Capital Improvements to Parking Structure No. 2 located at 115 N. Locust Street ("the Structure"). The purpose for approving funds to perform the Public Safety Capital Improvements was to reduce crime and to address a variety of public health concerns at the Structure. The contracts approved consisted of the following:

- An agreement with Machineous Consultants to install public safety improvements securing the openings of the building.
- An agreement with Santa Monica Electric Company to upgrade lighting and install electrical components needed for public safety improvements.
- An agreement with J&S Systems to install video cameras, panic buttons, and other public safety improvements.
- An agreement with Pacific Parking Systems, Inc., to install ticket machines.
- An agreement with Fujitec America, Inc., to reconstruct two elevators.

These contracts were submitted to the Oversight Board on September 30, 2015 and were approved for submittal to the Department of Finance ("DOF") pursuant to the Redevelopment Dissolution Law. DOF issued an approval letter on November 2, 2015 authorizing the expenditure of a total of \$1,069,674 to implement the public safety upgrades proposed for the Structure. Funds for the

Structure were also authorized by DOF in ROPS 15-16A and 15-16B equaling the total amount previously authorized by DOF.

On April 19, 2016, the Successor Agency approved an agreement with AMTECH replacing Fujitec as the elevator contractor to perform the requisite electrical work on the Elevators. This replacement contract was also approved by the Oversight Board and DOF.

Before finalizing the scopes of work for all the contractors, the selected service providers, along with staff from the City's planning, building, and public works department were invited to discuss the various scopes of work and identify the various service area gaps that needed coverage. As a result, scopes of work were modified to reflect interrelated items consisting primarily of electrical distribution issues required to support the other improvement components and updates to the fire requirements. Planning and building issues were also discussed focusing primarily on this process. However, Title 24, electrical efficiency regulations were not discussed.

After scopes of work were finalized, City staff issued notices to proceed and the improvement work on the Structure commenced. One of the first steps required was the securing of permits to install the electrical ports to support the exterior and interior lighting, elevator modernization, ticket machines, video cameras, and panic buttons. This was to be followed by power washing and painting. Simultaneously, the concepts for the exterior screening material was being designed by Machineous Consultants.

Prior to and as a precondition to performing its work, Santa Monica Electric met with the building department to discuss submittal requirements to secure building permits. It was at this time that City staff learned that a licensed electrical engineer was required to prepare the necessary Title 24 documentation.

Currently, DOF has approved the expenditure of \$1,269,673 for the work on the Structure. However, only \$978,854.59 has been encumbered with contracts to this point.

DISCUSSION:

Because contracts were already in place for the Public Safety Capital Improvements, there was a need to quickly engage the services of an electrical engineer with experience working on public parking structures and familiar with recent compliance requirements of Title 24. E Engineers was introduced to City staff via the senior center development consultants, Gwynne Pugh Urban Studio (GPUS). E Engineers recently worked with GPUS to perform and complete very similar work on a public parking structure in the city of Santa Monica. It should be noted that City staff also contacted one other electrical engineer who choose not to submit a proposal.

Concerns were expressed that compliance with Title 24 would be contrary to the goal of public safety, particularly with the inclusion of motion sensor lights. E Engineers alleviated these concerns due to their expertise in navigating the various elements of Title 24 and assured City staff of its ability to retain the lighting levels desired to meet the public safety goals. E Engineers will complete electrical designs that will include power distribution improvements for the interior and exterior lighting, new car charging stations, elevator modernization, roll-up security doors, video cameras, code blue fire system, and ticket pay stations. E Engineers will complete all Title 24 Energy Efficiency forms.

The current code for Title 24, Part 6, was issued in the beginning of 2014 and made effective in July 1, 2014. This code is revised periodically, like the California Electrical Code. It also covers residential and non-residential buildings. Strict compliance with sections covering parking garages with lighting (a major component) will be satisfactorily accomplished.

Title 24 requirements for energy savings have been around a long time. The State is constantly updating the requirements and making energy use stricter. The good news is that technology is outpacing the State's guidelines. By using LED technologies, we can most effectively and efficiently save energy in this non-residential structure. Ultimately, this will provide greater management over operation costs.

On July 19, 2016 the Successor Agency approved an agreement with E Engineers and now submits to the Oversight Board for approval consideration.

FINANCIAL/FUNDING ISSUES AND SOURCES:

Tax-exempt bond funds will be used to cover all project costs under the tax-exempt bond guidelines. The total cost of services will not exceed \$27,140 and will be funded from account code bond funding as authorized by DOF (190.100.P343.44830.00 Tax Exempt Bond Funds).

LEGAL REVIEW VERIFICATION: _____

This report, in its entirety, has been submitted to, reviewed and approved by the Office of the City Attorney.

FINANCE REVIEW VERIFICATION: _____

This report in its entirety, has been submitted to, reviewed and approved by the Finance Department.

DESCRIPTION OF ANY ATTACHMENTS:


Attachment No. 1 E Engineers Electrical Services Agreement

APPROVAL VERIFICATION SHEET


Prepared and Presented By: Margarita Cruz, Oversight Board Member

Reviewed and Approved By:

SPECIAL COUNSEL FOR SUCCESSOR AGENCY:


Royce K. Jones, Kane Ballmer & Berkman

ASSISTANT CITY MANAGER APPROVAL:


Michael D. Falkow, Assistant Executive
Director of the Successor Agency

CITY MANAGER APPROVAL:


Artie Fields, Executive Director of Successor Agency